

THE MAYOR'S GREEN BUILDING TASKFORCE

October 16th, 2003 - Task Force Meeting

CASE STUDY – SEATTLE, WA

The Seattle Green Building Program is run by the Department of Design, Construction and Land Use with partnership between the municipality and private sector. It was started in 2000.

Contact:

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History:

The City's Sustainable Building Action Plan of April 1998 initiated a Sustainable Building Policy and Capital Improvement Project Supplements, leading to the development of the Seattle Sustainable Building program.

Structure:

The Green Building Program is administered by the City of Seattle. It is run by a "Green Team" with members from Seattle City Light, Seattle Public Utilities, the Facilities Division of the Executive Services Department, the Department of Design, Construction, and Land Use, the Office of Environmental Management and the Lighting Design Lab.

Rating System:

The Sustainable Building Policy requires all municipal new construction and renovations over 5,000 square feet to meet the LEED Silver standard. The city's Capital Improvement Project (CIP) supplement to LEED provides information and resources on applying LEED in the Seattle area.

The city's Fleets and Facilities Department has also recently developed Facility Standards for Design, Construction, and Operations which act as guidelines for city buildings and includes several additional green building standards.

Resources, Products and Services:

Publications: Environmental Program Manual (City's environmental policies), a Sustainable Building Library, and resources on funding sources.

Web site resources: Tools, Library, Incentives, Case Studies, Links, standards, contacts, design competitions, Policy background, Seattle Services to connect to.

Legislative Initiatives:

The City's Sustainable Building Policy requires all municipal building projects over 50,000 sq. ft to meet the LEED Silver standard. Further codes that apply to city buildings include the Energy and Water Conservation Policy and the Landscape and Grounds Maintenance Policy and

Guidelines. There are also a number of environmental codes and requirements for all buildings including the Storm water, Grading and Drainage Control Code and the Seattle Energy Code. A Sustainable Wood and Wood Products Resolution is currently in development.

Incentives:

Funding: Seattle City Light and Seattle Public Utilities have combined funding to offer incentives to projects that integrate green building features early in the design process. Solicitations are competitive and grants are given for up to \$15,000 for projects that meet LEED certified or more than \$15,000 for projects that meet LEED Silver. The Program also offers information on other green building funding sources in the Seattle area.

Private Sector Incentives: Funded by Seattle City Light and Seattle Public Utilities, the Built Green Incentive Program provides financial assistance to building owners and developers to incorporate meaningful and cost-effective sustainable building goals early in building programming and design decisions. As part of this program, the City will be an active observer, to help determine what the most effective sustainable building services are that the City can offer to the private sector.

Built Green: Seattle area residential architects, builders, developers, re-modelers, project teams, and homeowners are invited to participate in Built Green Seattle, a design competition intended to encourage the development of residential green building projects.

- Selected projects will receive financial and technical assistance, facilitated permit processing, public recognition, and marketing support for their team and project.
- The competition aims to: communicate the benefits of green homes to builders, consumers, and real estate professionals; demonstrate that green homes can be cost-competitive; and create a market advantage for green architects, builders, and developers.

Built Green Multi-Family Incentive Program: As an environmental benchmarking tool for low-to mid-rise multi-family projects, the City recommends the use of the Built Green Multi-Family certification, developed by the Master Builders Association of King and Snohomish Counties.

Aspects:

- Energy Conservation: Energy Smart Services, Financial incentives and design service City Lights program for commercial customers, offering rebates for measures that raise your building's energy performance beyond that of a 1997 Energy Code baseline building, or partial reimbursement of design assistance that results in a more energy resourceful building.
- Smart Business Design Incentives: Qualifying small business customers of Seattle City Light are eligible for a partial reimbursement of the cost of energy efficient lighting fixtures.
- Energy Smart Services Commissioning (Cx) Service: Partial reimbursement for City Light commercial customers' commissioning expenses. See if you're eligible.
- Lighting Design Lab's energy efficient lighting design assistance: Free design assistance and access to lighting resources. The Lab also has an in-house library and offers occasional seminars.
- Low Interest Weatherization Loans available to landlords of apartment buildings in the Seattle City Light service territory built prior to 1984 and occupied by tenants meeting income guidelines.

- BuiltSmart Program from City Light: Multiple resource conservation programs available to builders of resource efficient multifamily housing within Seattle City Light's service territory.

Water Conservation:

- Resource Efficient Clothes Washer Rebate: Greater Seattle area residents may qualify for a rebate when purchasing a resource efficient clothes washer.
- Water Conservation Financial Incentives: Potential financial incentives for incorporating water saving technologies into commercial buildings within Seattle Public Utilities' water distribution area. Includes incentives for efficient cooling and refrigeration systems, laundry equipment, restroom fixtures, irrigation systems and more.
- Water Conservation Technical Assistance and Referrals: The Business and Industry Resource Venture has expert staff on hand to help businesses reduce water use.

Materials Conservation and Waste Reduction:

- Large Projects Fund (projects that request more than \$15,000, up to \$100,000, and can be completed within a 12-month timeframe)
- Small and Simple Projects Fund (for projects seeking awards of \$15,000 or less and can be completed in 6 months or less)
- Recycled Content Building Materials: Free advice for Seattle businesses on incorporating recycled and sustainable building materials into their (or their clients') buildings, including identifying specific products.
- Construction Waste Reduction: Free assistance to Seattle businesses related to construction/demolition waste reduction and recycling.
- Northwest Natural Yard Days - Buy a discounted yard waste composter, compost, safer pesticides and fertilizers, and other natural lawn and garden products at this annual event for Seattle/King County area residents. This is an annual event.
- Incentives for Historic Properties: Seattle's Department of Neighborhoods can help projects that utilize historic properties in Seattle access information on building and zoning code relief and other incentives.
- Apartment Recycling Training: Seattle Public Utilities offers a \$100 rebate off an apartment building's garbage bill if there is a volunteer who will act as the recycling monitor. To qualify for the refund, the volunteer attends a training class provided by the City's Friends of Recycling program. Recycling services are free to apartments.

Seattle's Department of Neighborhoods Neighborhood Matching Fund Program:

Provides over \$3 million a year to neighborhood groups, businesses and individuals for a variety of neighborhood improvement projects. Neighborhood- and community-based organizations and ad-hoc neighborhood groups are eligible to apply. Types of projects include neighborhood physical improvements as well as non-physical improvements, and community organizing.

- Tree Fund (neighborhood groups can apply for 10 to 40 trees for planting along residential planting strips)
- Neighborhood Outreach and Development Fund (makes awards for projects that involve new people in neighborhood organizations or activities)

Multiple Resource Conservation:

- The LEED Incentive Program: offering assistance and incentives to large projects (over \$5m) applying for LEED Certification
- Seattle City Lights BuiltSmart Program: Multiple resource conservation program available to developers of resource efficient multifamily housing within Seattle City Light's service territory. Also see BuiltSmart for Affordable Housing – City Light's program for affordable, resource efficient and healthier multifamily building in City Light's territory.
- Integrated Resource Conservation Technical Assistance and Referrals: The Business and Industry Resource Venture can help Seattle businesses devise strategies for conserving water, reducing waste, protecting storm water quality, and implementing sustainable building practices.
- BetterBricks.com: advisors provide information and referrals to help you make your workspace more comfortable, healthy and productive.
- Seattle's Department of Neighborhoods Neighborhood Matching Fund Program provides over \$3 million a year to neighborhood groups, businesses and individuals for a variety of neighborhood improvement projects.

Site and Landscape:

- The Water Efficient Irrigation Program offers incentives to upgrade existing inefficient commercial irrigation systems.
- Water Works Grants: Funds (up to \$50,000) available to community projects that protect or improve watersheds, streams, rivers, lakes, wetlands and tidewater in King County.
- The Urban Reforestation and Habitat Restoration Grant Fund: Grants available to volunteer groups, nonprofits, and government agencies for reforestation activities within King County's Urban Growth Boundary.
- Natural Landscaping Site and Landscape Technical Assistance: Technical assistance available to commercial customers of Seattle Public Utilities.

Community Planning/Transportation:

- Location Efficient Mortgages for Homebuyers: You can actually qualify for a larger loan amount if you select a home in an area that reduces your need to use a vehicle. This program benefits virtually anyone looking to buy within the City limits of Seattle.
- Grant Central Station: can award as much as \$5,000 to fund community projects that reduce waste, protect clean water, remove litter and graffiti, improve public spaces, or involve youth in environmental issues.
- Way to Go, Seattle!: Receive a challenge grant to reduce car commute trips in your neighborhood by encouraging non-automobile forms of travel. Creating vibrant and resource efficient communities, including reducing impacts associated with autos.